



**City of Santa Barbara**  
Airport Department

**DATE:** December 15, 2010  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – SECC Corporation

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute the following month-to-month Lease Agreement with SECC Corporation, a California Corporation, for 5,005 square feet of unpaved land at 115 Frederick Lopez, at the Santa Barbara Airport, effective February 1, 2011, for a monthly rental of \$753.

**DISCUSSION:**

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI) zone.

SECC Corporation is a Verizon subcontractor based in Corona, employing approximately 120 people statewide, ten of whom are temporarily based in Santa Barbara. SECC leases a fenced lot to park vehicles and equipment, and has been an Airport tenant in good standing since February 2004. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.15 per square foot for fenced land. The current land rate ranges from \$.14 to \$.37. The land category includes fenced, paved and unpaved land and varies based upon location and amenities. The new rental represents a 1.5% increase over the previous year and is comparable to other yards for similar use and in similar condition.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map